

175.0

0008

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

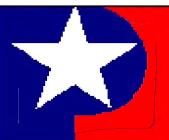
538,600 / 538,600

USE VALUE:

538,600 / 538,600

ASSESSED:

538,600 / 538,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
323		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SMITH NORA NEAGLE	
Owner 2:	
Owner 3:	

Street 1: 323 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GORMAN DONALD & PHYLLIS -

Owner 2: -

Street 1: 323 APPLETON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,877 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 986 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4877		Sq. Ft.	Site		0	70.	1.16	6									396,419						396,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4877.000	142,200		396,400	538,600		117714
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

538,600 / 538,600

USE VALUE:

538,600 / 538,600

ASSESSED:

538,600 / 538,600

!13693!

USER DEFINED

Prior Id # 1:	117714
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:36:57
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 175.0-0008-0005.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	142,200	0	4,877.	396,400	538,600	538,600	Year End Roll	12/18/2019
2019	101	FV	126,800	0	4,877.	390,800	517,600	517,600	Year End Roll	1/3/2019
2018	101	FV	126,800	0	4,877.	300,100	426,900	426,900	Year End Roll	12/20/2017
2017	101	FV	126,800	0	4,877.	283,200	410,000	410,000	Year End Roll	1/3/2017
2016	101	FV	126,800	0	4,877.	260,500	387,300	387,300	Year End	1/4/2016
2015	101	FV	123,600	0	4,877.	243,500	367,100	367,100	Year End Roll	12/11/2014
2014	101	FV	123,600	0	4,877.	224,300	347,900	347,900	Year End Roll	12/16/2013
2013	101	FV	123,600	0	4,877.	224,300	347,900	347,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMAN DONALD &	58694-549		3/16/2012		320,000	No	No		
	12997-476		6/18/1976		27,650	No	No	N	

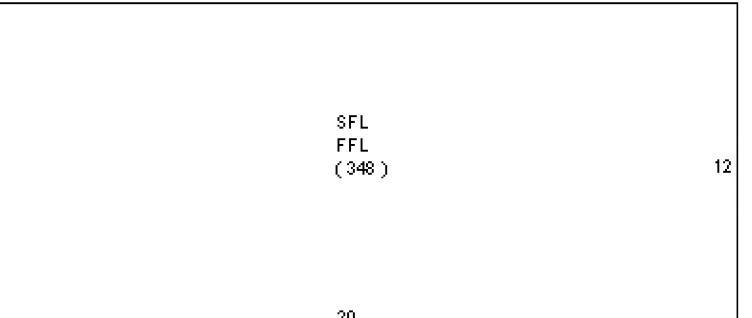
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2001	787	Re-Roof	1,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	CC	Chris C
6/16/2012	MLS	EMK	Ellen K
3/28/2009	Meas/Inspect	345	PATRIOT
12/16/2008	Measured	336	PATRIOT
10/30/2000	Hearing N/C	189	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
7/12/1993		EK	
Sign:	VERIFICATION OF VISIT NOT DATA		

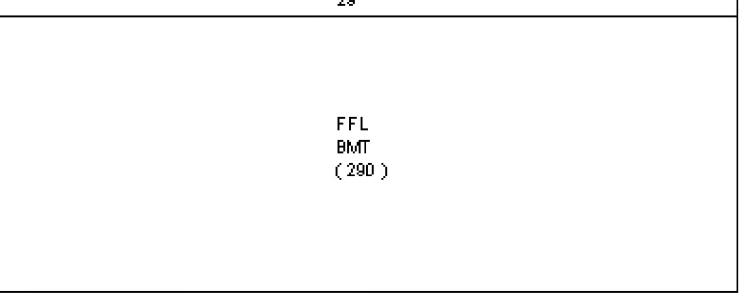
EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Average			2 MEDAL SHDS NV PDAS. NO CLOSETS IN BRS.. BMT CEILING HT-6 FT.									
Sty Ht: 2	- 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C- - Average. (-)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1941	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals RMS: 5 BRs: 3 Baths: 1 HB									
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	- Average			31. %	Exterior:	No Unit RMS BRS FL			1	5	3		
Prim Int Wall: 2	- Plaster			Functional:					Interior:								
Sec Int Wall: 8	- Plyw Panel			30. %					Additions:								
Partition: T	- Typical			Special:					Kitchen:								
Prim Floors: 5	- Lino/Vinyl			Override:					Baths:								
Sec Floors:				Total:	31 %				Plumbing:								
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 125.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3	- Typical			Const Adj.: 0.95855767													
Insulation: 2	- Typical			Adj \$ / SQ: 161.757													
Int vs Ext: S				Other Features: 55347													
Heat Fuel: 2	- Gas			Grade Factor: 0.90													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 206021													
% Com Wall:				Depreciation: 63866													
				Depreciated Total: 142154													
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 175.0-0008-0005.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	2000		0.00	T	15.2	101				
More: N	Total Yard Items:				Total Special Features:				Total:								



29

SFL
FFL
(348)

12



10

FFL
BMT
(290)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	638	161.760	103,201
SFL	Second Floor	348	161.760	56,291
BMT	Basement	290	48.530	14,073

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc